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Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: JOSH ROGERS, PLANNER II *JR*
(480) 503-6589, JOSH.ROGERS@GILBERTAZ.GOV

THROUGH: AMY TEMES, PRINCIPAL PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: AUGUST 5, 2020

SUBJECT: DR20-04, GUARDIAN STORAGE

STRATEGIC INITIATIVE: Prosperous Community

This project will allow for the development of a vacant property that will provide a commercial service to the community.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR20-04, Guardian Storage: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 3.11 acres, generally located west of the northwest corner of Power and Pecos Roads and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

APPLICANT

Company: Guardian Storage
Name: Paul Hedges
Address: 7501 Holly Avenue NE
Albuquerque, NM 87113
Phone: 505-450-6385
Email: pdhedges@hotmail.com

OWNER

Company: Franklin Richards Trust
Address: 2419 Country Lane
Park City, UT 84060
Phone: 801-910-4654
Email: frankaty2@gmail.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>July 22, 1997</i>	Town Council approved Ordinance No. 1048, Power Ranch PAD rezoning 2,054 acres from Agricultural to I-1, C-2, C-1, R-3, R-TH, R1-5, R1-7, R1-8, and PF/OS.
<i>March 2, 1999</i>	Town Council approved Ordinance No. 1156 amending Ordinance No. 1048, Power Ranch PAD.
<i>July 20, 1999</i>	Town Council approved Ordinance No. 1187 amending Ordinance No. 1156, Power Ranch PAD rezoning 69 acres from Agricultural PAD to R1-8, R1-7, R1-5, R-3, and C-2 PAD.
<i>July 20, 2000</i>	Town Council approved Ordinance No. 1284 amending Ordinance No. 1187, amending the development plan for the Power Ranch PAD, adding and rezoning 31.6 acres from R-43 to C-2 PAD, rezoning 14 acres from C-2 to PF/OS, and rezoning 10 acres from R-3 to C-2.
<i>January 21, 2003</i>	Town Council approved Ordinance No. 1450, amending Ordinance No. 1284, amending the road dedications.
<i>December 18, 2007</i>	Town Council approved Ordinance No. 2097 amending Ordinance Nos. 1048, 1156, 1187, 1284, and 1450, deleting 69.2 acres from the Power Ranch PAD, rezoning 38.4 acres from BP (PAD) to LI and 9.9 acres of GC, 27.7 acres of GC (PAD) to GC, and 3.1 acres of PF/I (PAD) to PF/I.
<i>February 14, 2008</i>	Planning Commission approved S07-08, a pre-plat and open space plan for the Depot at Power Ranch.
<i>January 9, 2019</i>	Planning Commission approved UP17-1049 for a Conditional Use Permit for a “ <i>Vehicle Services, Heavy</i> ” use on Lot E of the Depot at Power Ranch in the General Commercial (GC) zoning district.
<i>April 3, 2019</i>	Design Review Board approved DR18-156 Platinum Auto Body on Lot E of the Depot at Power Ranch.
<i>April 1, 2020</i>	Design Review Board approved DR19-142, Alta Climbing and Fitness on Lot C of the Depot at Power Ranch.

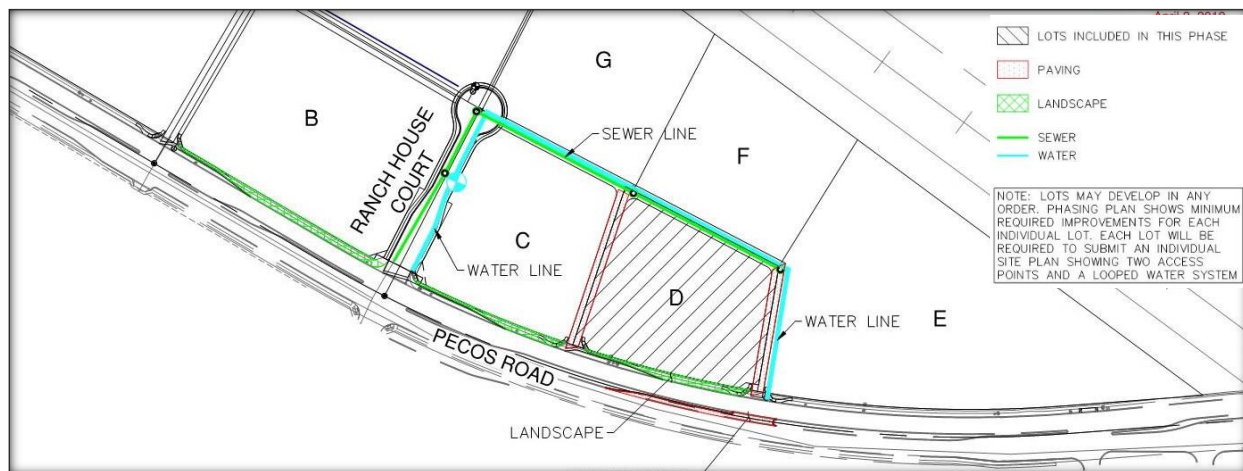
Overview

The 3.11 acre subject site is proposed to develop in two phases. Phase 1 consists of a self-storage facility constructed on approximately 2.1 acres with the remaining acre proposed to consist of potential future office space in Phase 2. The proposed self-storage facility includes a 110,453 square foot (sf), three-story building oriented towards Pecos Road. The site is accessed via a shared access with Alta Climbing on the southwest corner of the site, off of Pecos Road. Access into the site at this location would be full motion from Pecos Road. A

paved emergency access route and easement will extend around the northern edge of the site through Phase 2 and exit onto the future Swan Drive to the east.

Various off-site improvements will be constructed per the previously approved phasing plan established in the Depot at Power Ranch Preliminary Plat (Figure 1). The minimum required improvements for the subject site include a median cut and left turn deceleration lane in the Pecos Road median, right of way landscape in front of lots B, C, and D (subject site), construction of Swan Dr., as well as water and sewer connections to Ranch House Court.

Figure 1: Excerpt from Depot at Power Ranch off-site improvement phasing plan



Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Light Industrial	Light Industrial (LI) PAD	Vacant
South	Residential >3.5-5 DU/Acre and Shopping Center	Single Family - D (SF-D) PAD and Shopping Center (SC) PAD	Pecos Road ROW, Power Ranch Residential Community, and Vacant
East	General Commercial	General Commercial (GC) PAD	Platinum Paint and Body (Future)
West	General Commercial	General Commercial (GC) PAD	Alta Climbing and Fitness (Future)
Site	General Commercial	General Commercial (GC) PAD	Vacant

Project Data Table

Site Development Regulations	Required per LDC (GC)	Proposed
Maximum Height (ft.)	45'	36'
Minimum Building Setbacks (ft.)		
Front	25'	25'
Side (nonresidential)	20'	20'

Rear (nonresidential)	20'	20'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (nonresidential)	20'	20'
Rear (nonresidential)	20'	20'
Landscaping (% of net lot area)	15%	38%
Parking and Loading	8 spaces	11 spaces

DISCUSSION

Site

Phase I of this project will construct the 110,453 square foot (sf), three-story self-storage facility on western 2-acre section of the parcel. The storage facility features customer parking and loading areas on the western and northern elevations with a paved emergency fire access through the Phase 2 property east to Swan Dr. A screen wall shall be provided at the south end of the storage facility parking lot. The wall shall match the colors and materials of the proposed building. Trash is internal to the building and no exterior refuse enclosure is provided in Phase I.

Landscape

The proposed on-site landscaping palette primarily consists of Velvet Mesquite, Southern Live Oak, Sweet Acacia, Emerald Palo Verde, and various other shrubbery. Right-of-way landscaping along Pecos Road shall match the Power Ranch streetscape theme and spacing.

Right-of-way area landscaping along Pecos Road in front of both phases of the subject site, as well as the landscape area in front of the Parcels B & C (Figure 1), will be installed with this project per the approved phasing plan. Due to a waterline in the right-of-way landscape area, trees in the right-of-way will be moved onto the subject property along the frontage addressed with each Design Review.

Grading and Drainage

Drainage is provided through three primary retention basins along the north, east, and southern portions of the site. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division.

Elevations, Floor Plan, Colors and Materials

According to the applicant, the proposed façade will resemble that of a high-end office building combining vertical and horizontal articulation with large banks of glazing. The overall theme of the design is intended to present a modern industrial theme with an office element.

The project has two tower features facing Pecos Road that contain large fields of glazing that bring visual interest to the building and act as identifying features for the use. Further

articulating the main façade is a central feature of stucco clad metal panel and a bank of spandrel glass. The loading areas and parking have been recessed into the structure on the north and west elevations to minimize the customers exposure to the elements. Project materials consist of an architectural metal panel system in both smooth and corrugated textures. The metal panel system will be finished in Ash Grey and Almond with stucco surfaces painted Dove Grey accented with split face block in Red Brown and Sourdough. The glass is standard glazing or spandrel depending on the window location,

Lighting

There are two lighting types proposed including parking lot, wall mounted and two types of canopy mounted fixtures. All site lighting will comply with Town codes.

Signage

The Depot at Power Ranch has not established a comprehensive sign plan. Each lot shall be required to process an Administrative Design Review prior to permitting.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR20-04, Guardian Storage: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 3.11 acres, generally located at the west of the northwest corner of Power and Pecos Roads and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the August 5, 2020 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.
4. The required parking lot screen wall detail shall be approved by the Planning Department prior to construction documents.
5. Outdoor light fixtures shall not produce a level of illuminance at the property line which exceeds .3 foot-candles.

Respectfully submitted,

A handwritten signature in black ink that reads "Joshua Rogers". The script is cursive and fluid, with the first name "Joshua" and last name "Rogers" clearly legible.

Josh Rogers
Planner II

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Site Plan
- 4) Off-site Improvement Phasing Plan
- 5) Landscape
- 6) Grading and Drainage
- 7) Elevations
- 8) Colors and Materials
- 9) Floor Plans
- 10) Lighting

FINDINGS OF FACT
DR20-04, Guardian Storage

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

Notice of Public Hearing

**DR20-04 Guardian Storage
Exhibit 2: NOPH**

PLANNING COMMISSION DATE:

Wednesday, August 5, 2020* TIME: 6:00 PM

LOCATION: Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.

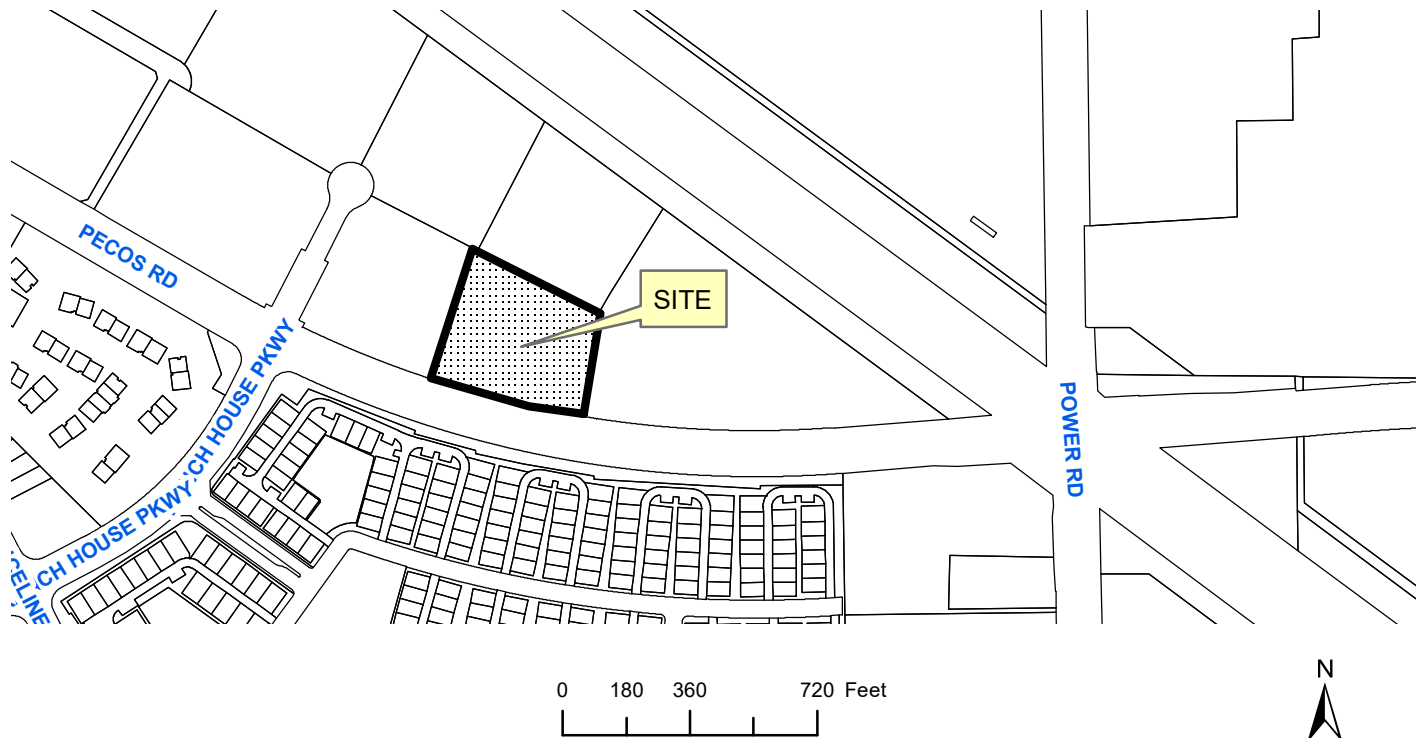
*Call Planning Division to verify date and time: (480) 503-6589

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

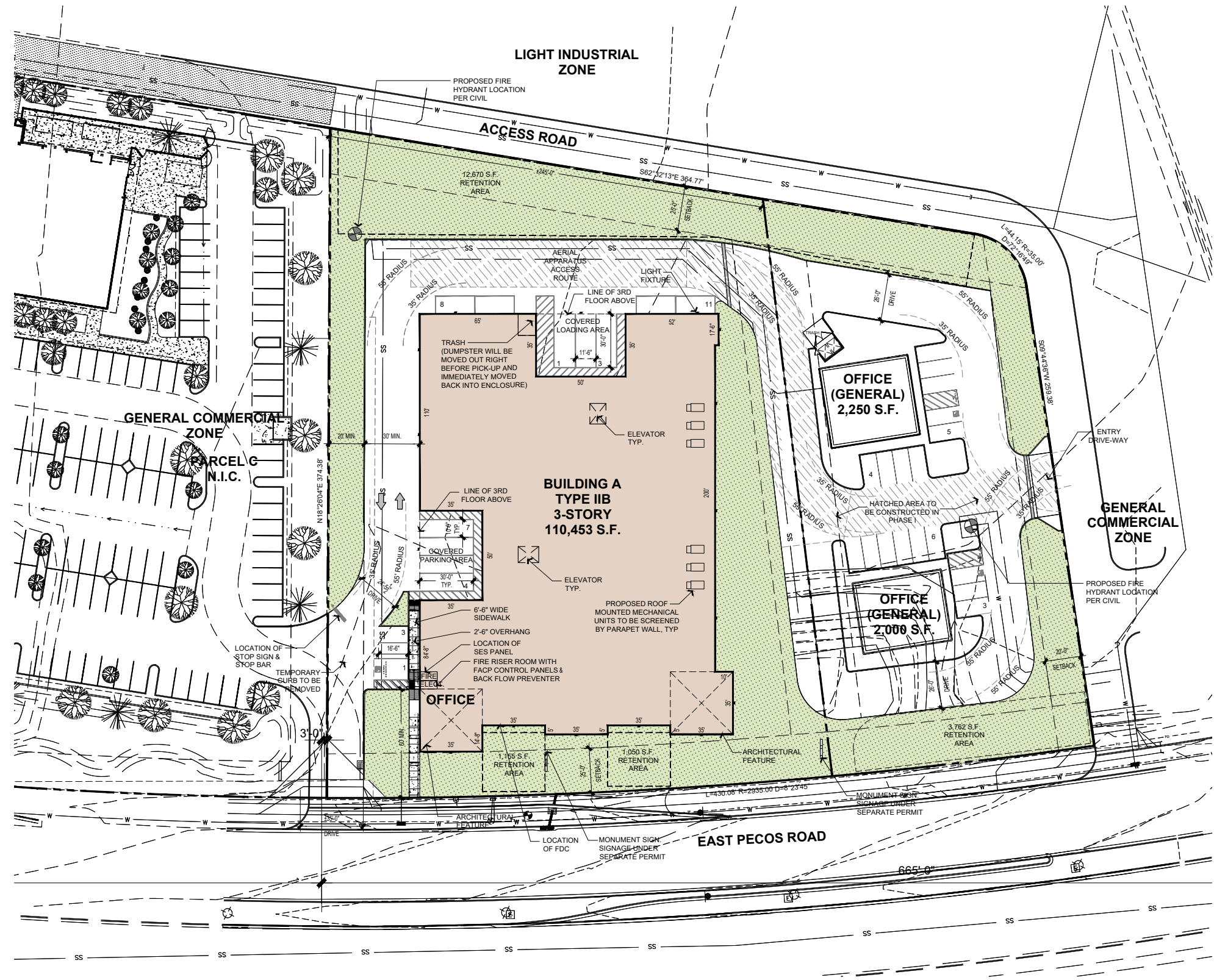
DR20-04 GUARDIAN STORAGE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.11 acres, generally located west of the northwest corner of Power and Pecos Roads, and zoned General Commercial with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: Guardian Storage
CONTACT: Paul Hedges
ADDRESS: 7501 Holly Avenue NE
Albuquerque, NM 87113

TELEPHONE: (505) 450-6385
E-MAIL: pdhedges@hotmail.com



BA		
REQUIRED		
PROVIDED		
ZONE	GC (GENERAL COMMERCIAL)	
OVERLAY	N/A	
STRUCTURE HEIGHT	45 FT.	TBD
FLOOR AREA RATIO	N/A	1.2 (STORAGE)
LOT COVERAGE	N/A	43% (39,151 S.F.) (STORAGE ONLY)
LANDSCAPE	15% OF NET AREA	29,663 S.F. (32%) (STORAGE ONLY)
SETBACKS :		
FRONT	25'	25 FT.
INTERIOR SIDE	20 FT.	20 FT.
EXTERIOR SIDE	N/A	N/A
REAR	20 FT.	20 FT. MIN.
PARKING SPACES	8	11
LOADING SPACES		3
PARKING SIZE	STANDARD: 9' X 19' PARALLEL: 10' X 22'	STANDARD: 9' X 19'

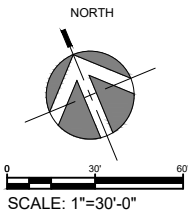
SITE DATA		
LOT AREA (AFTER SPLIT)	91,672	SQ. FT.
	2.1	ACRES

PARKING SPACES PROVIDED - RETAIL ONLY		
PARCEL 5A (GENERAL OFFICE @ 1 SPACE PER 250SF)	2 ACCESSIBLE 16 STANDARD	
TOTAL	18	

BUILDING AREA TABULATIONS (Square Feet)			
	SELF STORAGE	OFFICE	TOTAL
BUILDING A			
1ST LEVEL	34,426	1,225	35,651
2ND LEVEL	35,651		35,651
3RD LEVEL	39,151		39,151

TOTAL AREA:	109,228	1,225	110,453
ESTIMATED NET AREA: 92,747 SQ.FT.			

BUILDING CONSTRUCTION TYPE: IIB
OCCUPANCY CLASSIFICATION: S-1 & B.
BUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.



VICINITY MAP
SCALE: N.T.S.

EXTRA SPACE STORAGE
GILBERT, AZ

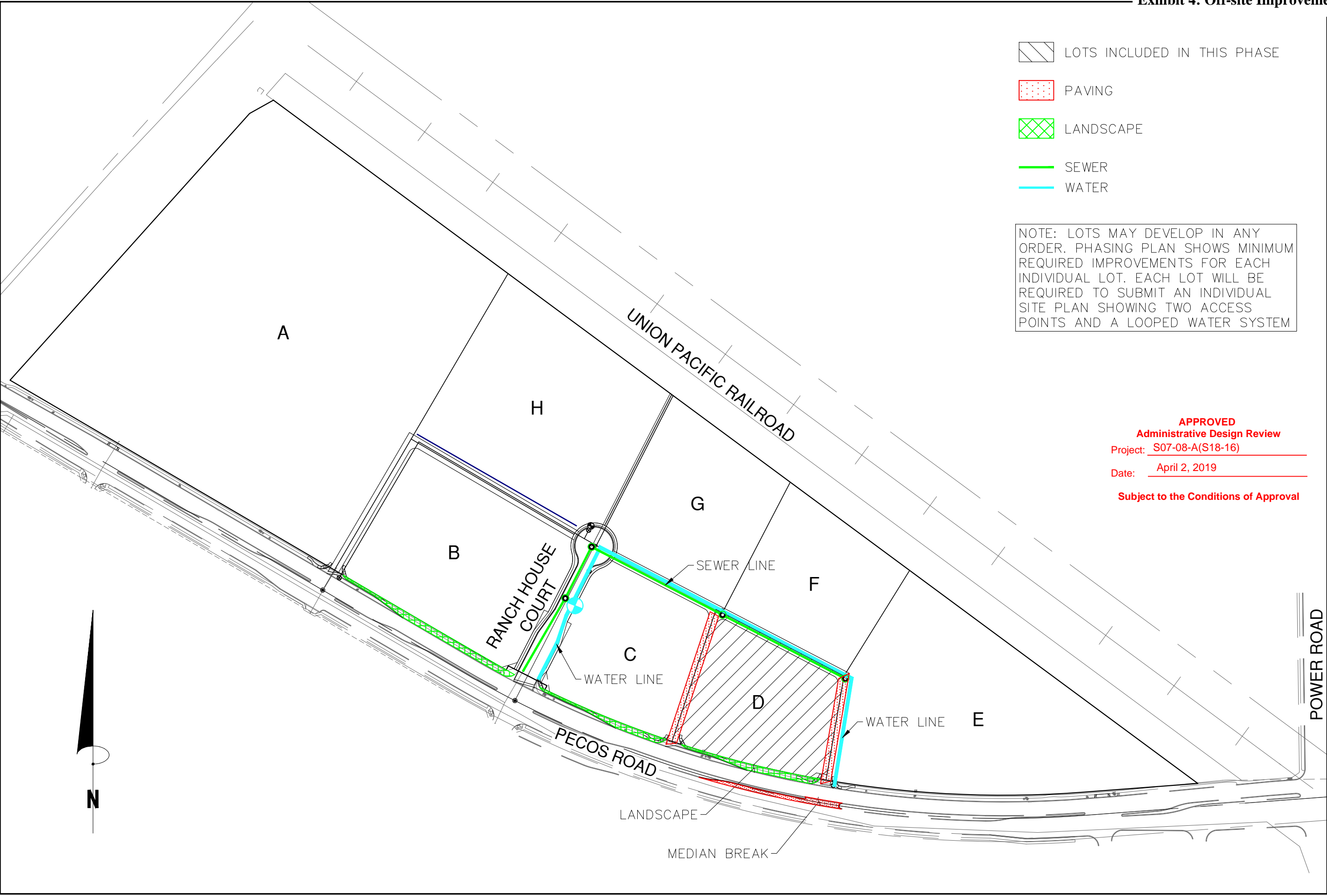
PRELIMINARY SITE PLAN

SCHEME I

ja
JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

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JOB NUMBER: 19-702
AS NOTED
DATE: 06/02/2020



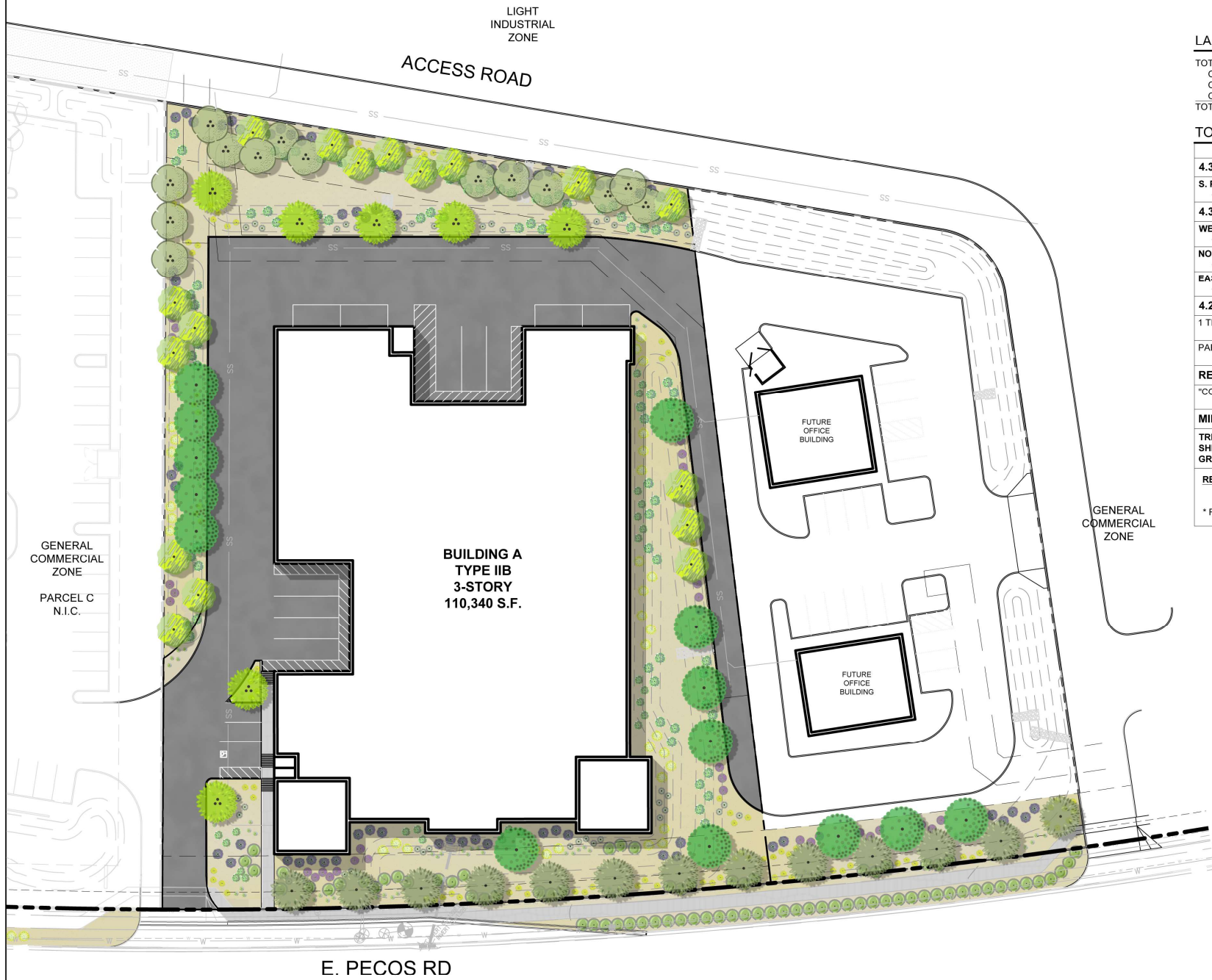
APPROVED
Administrative Design Review
Project: S07-08-A(S18-16)
Date: April 2, 2019
Subject to the Conditions of Approval

THE DEPOT AT POWER RANCH
GILBERT, ARIZONA
LOT D EXHIBIT

1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com

Bowman
CONSULTING

JOB #	050552
DATE	8/24/2018
SCALE	N.T.S.
DRAWN	CRS
SHT	4 OF 8


















LANDSCAPE CALCULATIONS

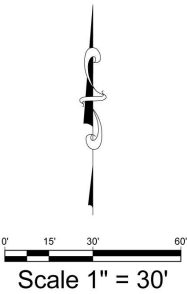
TOTAL SITE AREA:	91,673 SF
ON-SITE LANDSCAPE AREA REQUIRED:	13,751 SF (15%)
ON-SITE LANDSCAPE AREA PROVIDED:	35,024 SF (38%)
OFF-SITE (R/W) LANDSCAPE AREA PROVIDED:	1,378 SF
TOTAL OFF/ON-SITE LANDSCAPE PROVIDED:	36,402 SF

TOWN OF GILBERT - ARTICLE 4.3 - LANDSCAPE REGULATIONS

		TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	GCOVER REQUIRED	GCOVER PROVIDED
4.3.M ARTERIAL AND COLLECTOR STREET RIGHT-OF-WAY AND LANDSCAPE AREA PLANTING							
S. POWER RD. (1 TREE + 3 SHRUBS / 25 LF) [430 LF] + 25% GROUNDCOVER COVERAGE		18	18 *	52	52 *	2,450 SF (9,797 SF x 25%)	2,492 SF * (25%)
4.3.P SIDE AND REAR PERIMETER LANDSCAPE AREAS							
WEST PERIMETER (3 TREES + 5 SHRUBS / 1,000 SF) [4,748 SF] + 20% GROUNDCOVER COVERAGE		14	14	24	24	950 SF (4,748 SF x 20%)	957 SF (20%)
NORTH PERIMETER (3 TREES + 5 SHRUBS / 1,000 SF) [6,164 SF] + 20% GROUNDCOVER COVERAGE		19	19	31	31	1,233 SF (6,164 SF x 20%)	1,852 SF (30%)
EAST PERIMETER (3 TREES + 5 SHRUBS / 1,000 SF) [2,334 SF] + 20% GROUNDCOVER COVERAGE		7	7	12	12	467 SF (2,334 SF x 20%)	565 SF (25%)
4.2012B PARKING AREA LANDSCAPING							
1 TREE PER 8 SPACES, IN AN ISLAND [8 SPACES]		1	1	N/A	N/A	N/A	N/A
PARKING LOT LANDSCAPE AREA MIN. 10% INTERIOR		AREA REQUIRED (818 x 10%): 81 SF		AREA PROVIDED: 697 SF (85%)			
RETENTION BASINS							
"COMPLETELY LANDSCAPED", MAX 4:1 SLOPE		PROVIDED					
MINIMUM PLANTING SIZES							
TREES:	24" BOX, MIN. 6' HT. @ 3/4" CALIPER (REQUIRED PARKING LOT TREES TO BE MIN. 2" CAL.)				PROVIDED		
SHRUBS:	5-GALLON				PROVIDED		
GROUNDCOVERS:	1-GALLON				PROVIDED		
REQUIRED STREET TREES (PECOS RD)							
SOUTHERN LIVE OAK (100%) - PER DEPOT AT POWER RANCH PLAT REQUIREMENTS							
* R/W REQUIRED TREES AND SHRUBS / GROUNDCOVER PER POWER RANCH PLAT REQUIREMENTS, 08/2018 (BOWMAN CONSULTING).							

PLANT SCHEDULE LOT D

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AF	17	ACACIA FARNESIANA SWEET ACACIA	24" BOX	1" CAL MIN	6' HT MIN
	DS	14	DALBERGIA SISSOO SISSOO	24" BOX	1" CAL MIN	6' HT MIN
	PS	7	PARKINSONIA X 'SONORAN EMERALD' SONORAN EMERALD PALO VERDE UPRIGHT, SINGLE TRUNK, MIN. 6' TRUNK HT.	24" BOX	2" CAL.	6' HT MIN
	PV	14	PROSOPIS VELUTINA VELVET MESQUITE	24" BOX	3 STEM, AVG. .75" CAL.	6' HT MIN
	QV	13	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	2" CAL.	6' HT MIN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	EF	35	ENCELIA FARINOSA BRITTLE BUSH	5 GAL		
	EV	25	EREMOPHILA MACULATA 'VALENTINE' SPOTTED EMU BUSH	5 GAL		
	HP	46	HESPERALOE PARVIFLORA RED YUCCA	5 GAL		
	LF	62	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL		
	RP	32	RUELLIA PENNINSULARIS DESERT RUELLIA	5 GAL		
GROUNDCOVER	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	AD	78	ACACIA REDOLENS 'DESERT CARPET' TM DESERT CARPET	1 GAL		
	CM	85	CHRYSACTINIA MEXICANA DAMIANITA	1 GAL		
	LH	116	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL		
	TD	86	DALEA GREGGII TRAILING INDIGO BUSH	1 GAL		
MULCH			BOTANICAL / COMMON NAME	CONT		
			DECOMPOSED GRANITE 3/4" MINUS, 2" DEEP APACHE BROWN	-		



EVERGREEN
DESIGN GROUP
(800) 680-6630
2375 E. Camelback Rd., Suite 600
Phoenix, AZ 85016
www.EvergreenDesignGroup.com



Owner

Project Name
Guardian Storage PPA-2019-00085
3190 South Swan Court
Gilbert, Arizona

Landscape
Planting

Date Comment

Project Number

Date 06/02/2020

Drawn By CMR

Checked By RM

LP-1c



ACCESS ROAD

**BUILDING A
TYPE IIB
3-STORY
110,340 S.F.**

OFFICE

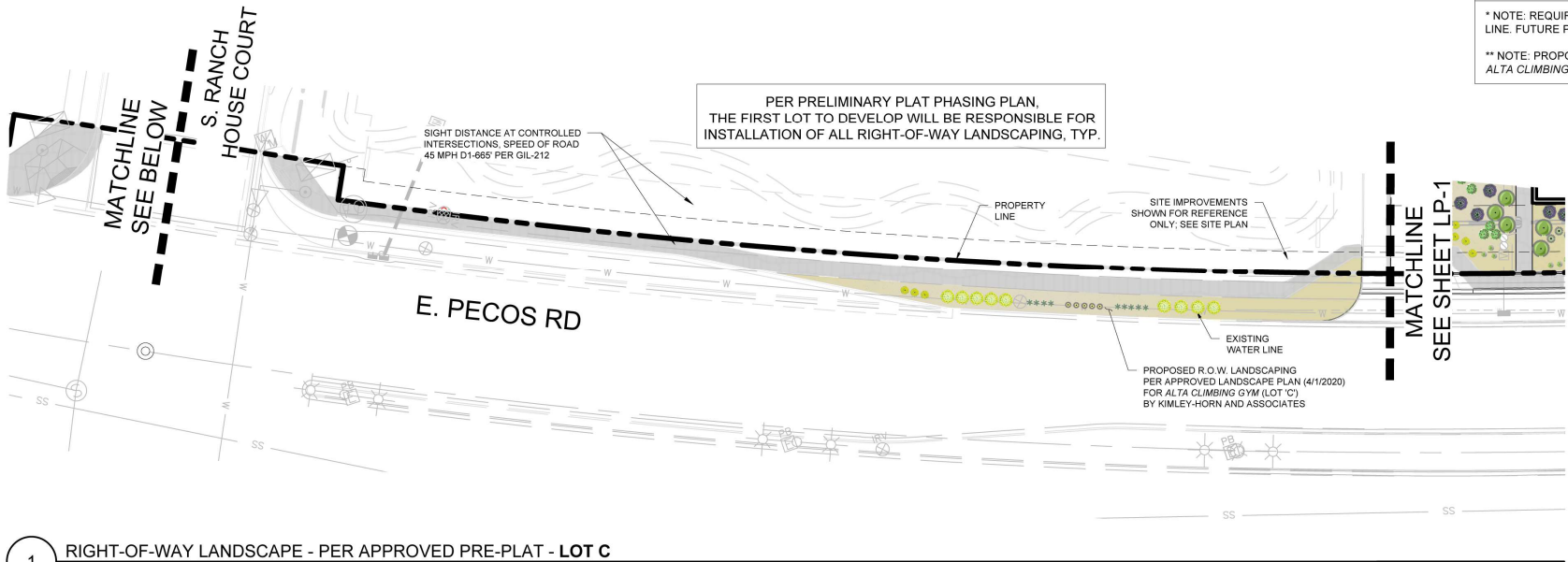
E. PECOS RD

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

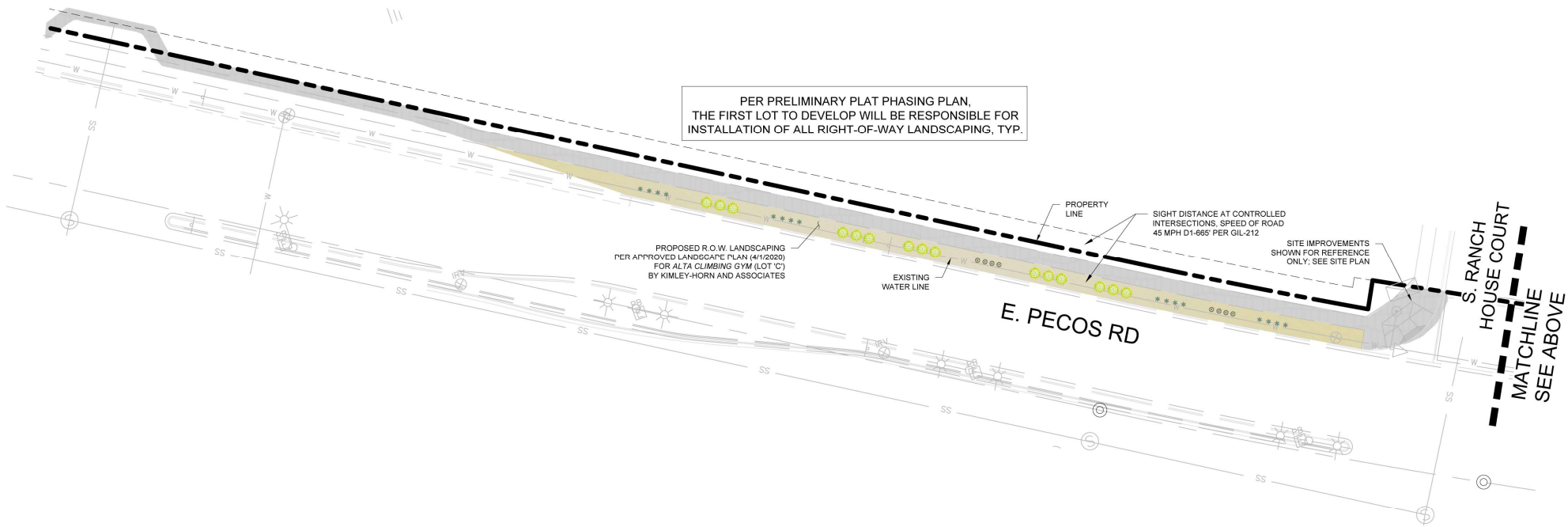
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

MULCH





1 RIGHT-OF-WAY LANDSCAPE - PER APPROVED PRE-PLAT - LOT C
SCALE: NOT TO SCALE



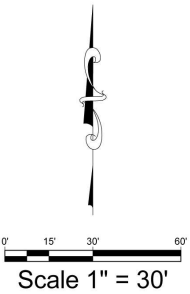
2 RIGHT-OF-WAY LANDSCAPE - PER APPROVED PRE-PLAT - LOT B
SCALE: NOT TO SCALE

TOWN OF GILBERT - ARTICLE 4.3 - LANDSCAPE REGULATIONS - ADJACENT LOTS B & C

	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
4.3.M ARTERIAL AND COLLECTOR STREET RIGHT-OF-WAY AND LANDSCAPE AREA PLANTING				
S. POWER RD. LOT 'B' (1 TREE + 3 SHRUBS / 25 LF) [322 LF] + 25% GROUNDCOVER COVERAGE	13	0 *	39	39 **
S. POWER RD. LOT 'C' (1 TREE + 3 SHRUBS / 25 LF) [353 LF] + 25% GROUNDCOVER COVERAGE	14	0 *	42	77 **
MINIMUM PLANTING SIZES				
TREES:	24" BOX, MIN. 6' HT. @ 3/4" CALIPER (REQUIRED PARKING LOT TREES TO BE MIN. 2" CAL.)			PROVIDED
SHRUBS:	5-GALLON			PROVIDED
GROUNDCOVERS:	1-GALLON			PROVIDED
REQUIRED STREET TREES (PECOS RD)				
SOUTHERN LIVE OAK (100%) - PER DEPOT AT POWER RANCH PLAT REQUIREMENTS				
* NOTE: REQUIRED PECOS RD. ROW / PARKSTRIP TREES, ALONG LOTS B & C, ARE NOT PROVIDED DUE TO CONFLICT WITH EXISTING 16" WATER UTILITY LINE. FUTURE PROPERTY OWNERS OF LOTS B & C ARE RESPONSIBLE FOR PROVIDING REQUIRED RIGHT OF WAY TREES ALONG PROPERTY ROW.				
** NOTE: PROPOSED SHRUBS TO MEET REQUIREMENTS MAY BE PROVIDED ON PRIVATE PROPERTY, PER APPROVED LANDSCAPE PLAN (4/1/2020) FOR ALTA CLIMBING GYM (LOT 'C') BY KIMLEY-HORN AND ASSOCIATES				

PLANT SCHEDULE LOTS B & C

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	EF	24	ENCELIA FARINOSA BRITTLE BUSH	5 GAL
	HB	25	HESPERALOE PARVIFLORA 'PERPA' TM BRAKELIGHTS RED YUCCA	5 GAL
	MN	13	MUHLENBERGIA RIGIDA 'NASHVILLE' TM PURPLE MUHLY	1 GAL
GROUNDCOVER	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	LH	3	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL
MULCH			BOTANICAL / COMMON NAME	CONT
			DECOMPOSED GRANITE 3/4" MINUS, 2" DEEP APACHE BROWN	-



Owner

Project Name
Guardian Storage PPA-2019-00085
3190 South Swan Court
Gilbert, Arizona

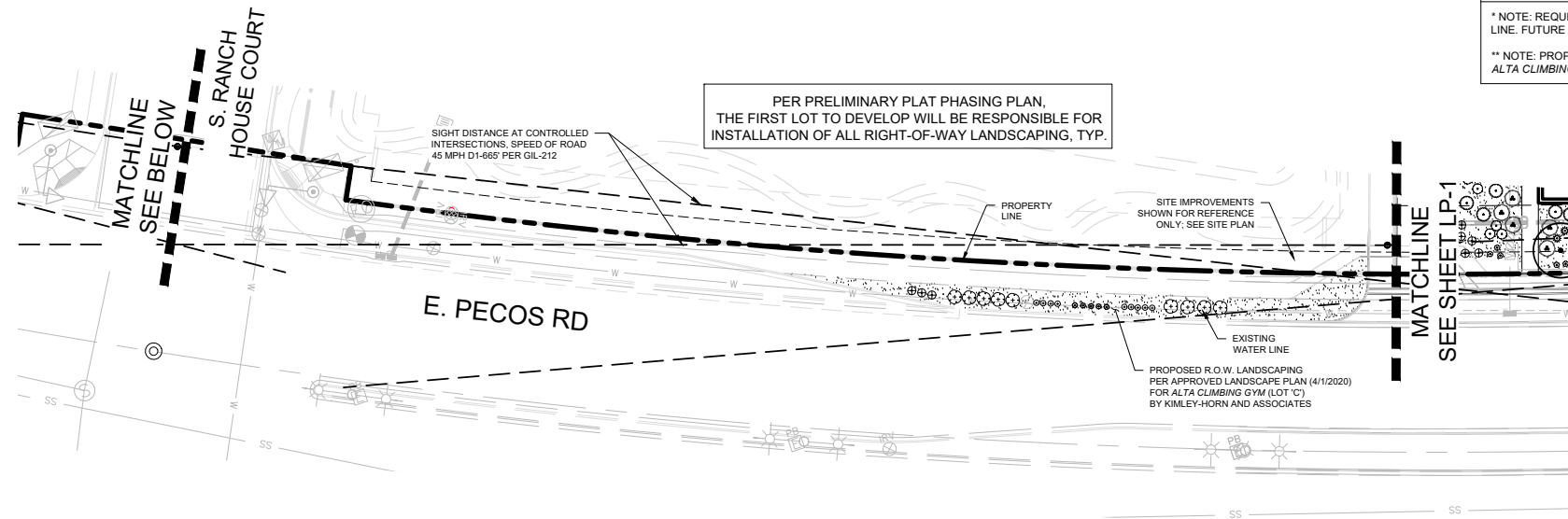
Landscape
Planting

Date	Comment

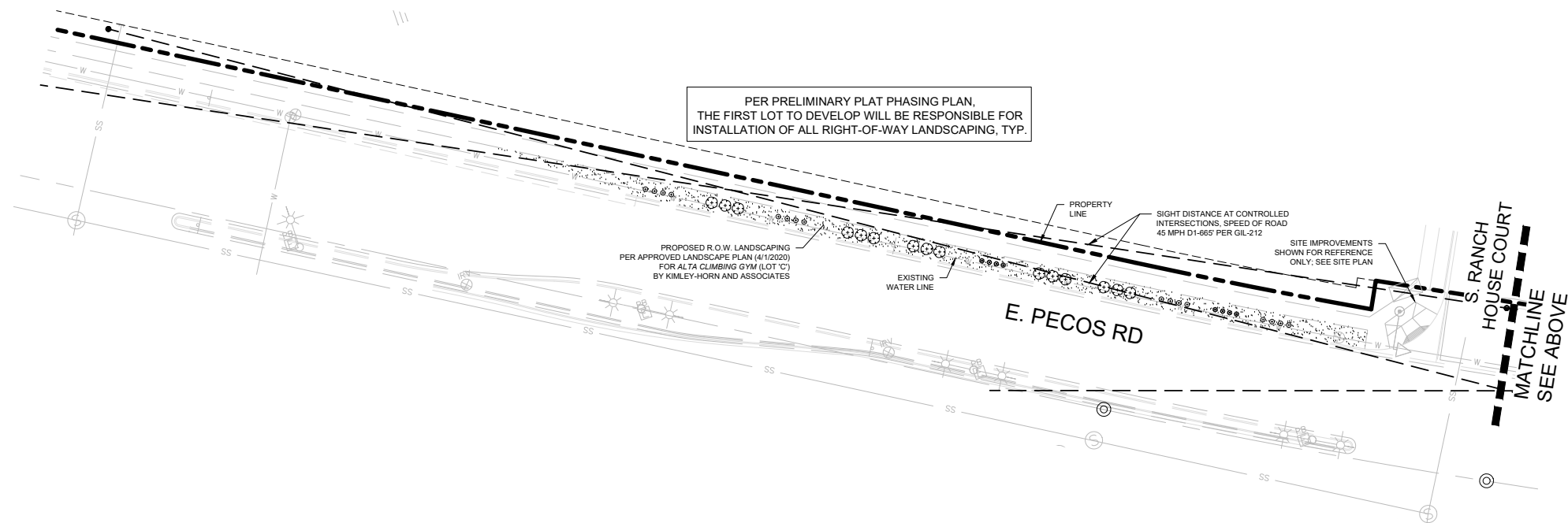
Project Number	
Date	06/02/2020
Drawn By	CMR
Checked By	RM

LP-2c

NOTE: FIELD VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO LAYOUT AND PLANTING OF STREET TREES. NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE PRESENT



1 RIGHT-OF-WAY LANDSCAPE - PER APPROVED PRE-PLAT - LOT C
SCALE: NOT TO SCALE



2 RIGHT-OF-WAY LANDSCAPE - PER APPROVED PRE-PLAT - LOT B
SCALE: NOT TO SCALE



NOTE:

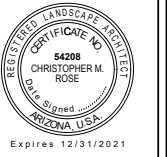
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND FIELD MEASUREMENTS. UTILITIES TAKEN FROM THE FIELD OF CONSTRUCTION ARE NOT GUARANTEED TO BE THE SAME AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

TOWN OF GILBERT - ARTICLE 4.3 - LANDSCAPE REGULATIONS - **ADJACENT LOTS B & C**

		TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
4.3.M ARTERIAL AND COLLECTOR STREET RIGHT-OF-WAY AND LANDSCAPE AREA PLANTING					
S. POWER RD. LOT 'B' (1 TREE + 3 SHRUBS / 25 LF) [322 LF] + 25% GROUNDCOVER COVERAGE		13	0 *	39	39 **
S. POWER RD. LOT 'C' (1 TREE + 3 SHRUBS / 25 LF) [353 LF] + 25% GROUNDCOVER COVERAGE		14	0 *	42	77 **
MINIMUM PLANTING SIZES					
TREES:	24" BOX, MIN. 6' HT. @ 3/4" CALIPER (REQUIRED PARKING LOT TREES TO BE MIN. 2" CAL.)			PROVIDED	
SHRUBS:	5-GALLON			PROVIDED	
GROUNDCOVERS:	1-GALLON			PROVIDED	
REQUIRED STREET TREES (PECOS RD) SOUTHERN LIVE OAK (100%) - PER DEPOT AT POWER RANCH PLAT REQUIREMENTS					
<p>* NOTE: REQUIRED PECOS RD. ROW / PARKSTRIP TREES, ALONG LOTS B & C, ARE NOT PROVIDED DUE TO CONFLICT WITH EXISTING 16" WATER UTILITY LINE. FUTURE PROPERTY OWNERS OF LOTS B & C ARE RESPONSIBLE FOR PROVIDING REQUIRED RIGHT OF WAY TREES ALONG PROPERTY ROW.</p> <p>** NOTE: PROPOSED SHRUBS TO MEET REQUIREMENTS MAY BE PROVIDED ON PRIVATE PROPERTY, PER APPROVED LANDSCAPE PLAN (4/1/2020) FOR ALTA CLIMBING GYM (LOT 'C') BY KIMLEY-HORN AND ASSOCIATES</p>					

PLANT SCHEDULE LOTS B & C

<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
	EF	24	ENCELIA FARINOSA BRITTLE BUSH	5 GAL
	HB	25	HESPERALOE PARVIFLORA 'PERPA'™ BRAKELIGHTS RED YUCCA	5 GAL
	MN	13	MUHLENBERGIA RIGIDA 'NASHVILLE'™ PURPLE MUHLY	1 GAL
<u>GROUNDCOVER</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
	LH	3	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL
<u>MULCH</u>			<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
			DECOMPOSED GRANITE 3/4" MINUS, 2" DEEP APACHE BROWN	-



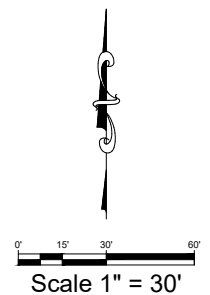
Guardian Storage PPA-2019-00085
3190 South Swan Court
Gilbert, Arizona

Landscape Planting

Date	Comment

Project Number	
Date	06/02/2020
Drawn By	CMR
Checked By	RM

LP-2



PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTORS LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRING JURISDICTION OVER SUCH WORK INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY STOCK PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 6. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
 7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING PAD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

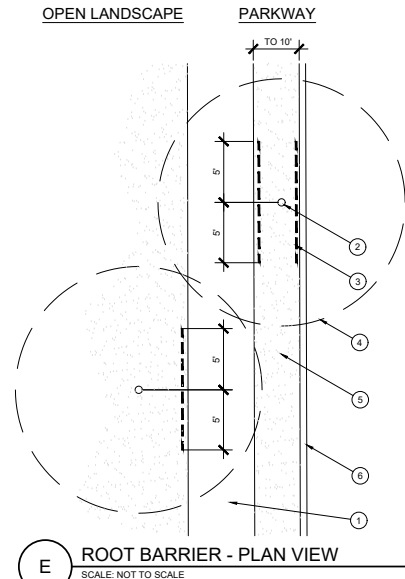
METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LINE, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES; PRE-PLANT FERTILIZER APPLICATIONS; AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. SOIL AMENDMENTS AND FERTILIZERS SHALL BE APPLIED TO THE SOIL IN INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TREES, PERENNIALS, AND SHRUBS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 - b. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 - c. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
- B. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5 ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
 4. TREE PLANTING
 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 2. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 3. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 4. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 5. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1-2" TREES: TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
 5. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

- D. SHRUB, PERENNIAL AND GROUND COVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANTS ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED EQUALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- F. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- G. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT BE BERNIMATED WELL, TREATING FOR INSECTS AND DISEASES REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- H. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS, HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
 3. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

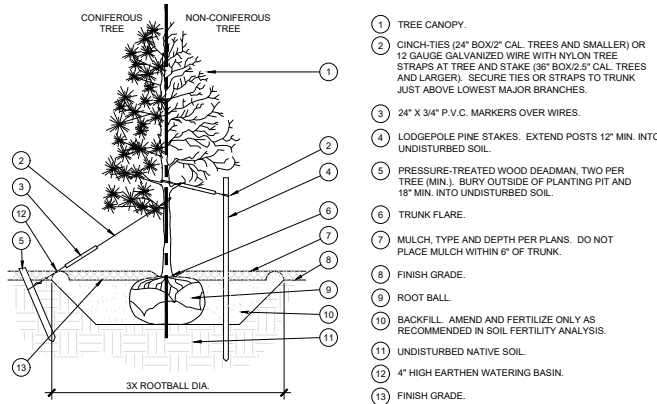
D SHRUB PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



E ROOT BARRIER - PLAN VIEW

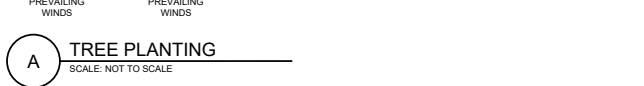
SCALE: NOT TO SCALE



A TREE PLANTING

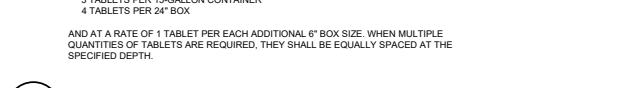
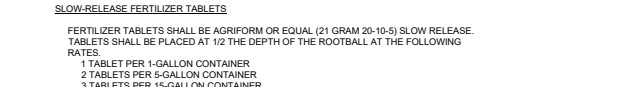
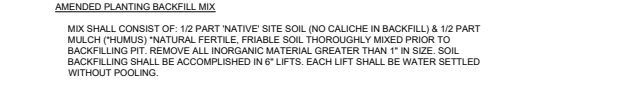
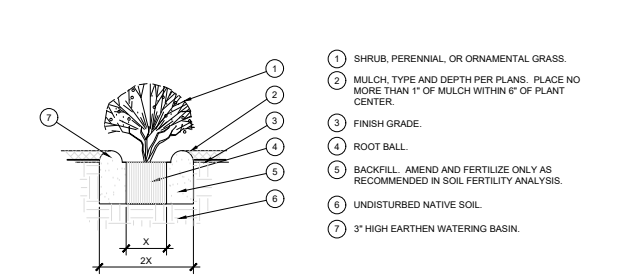
SCALE: NOT TO SCALE

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2" - 4" ABOVE FINISH GRADE.
 3. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 4. FOR TREES 38" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMAN (AS APPROPRIATE). SPACES EVEN.
 5. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



B SHRUB AND PERENNIAL PLANTING

SCALE: NTS



C PLANTING BACKFILL & FERTILIZER

SCALE: NTS



Owner

Guardian Storage PPA-2019-00085
3190 South Swan Court
Gilbert, Arizona

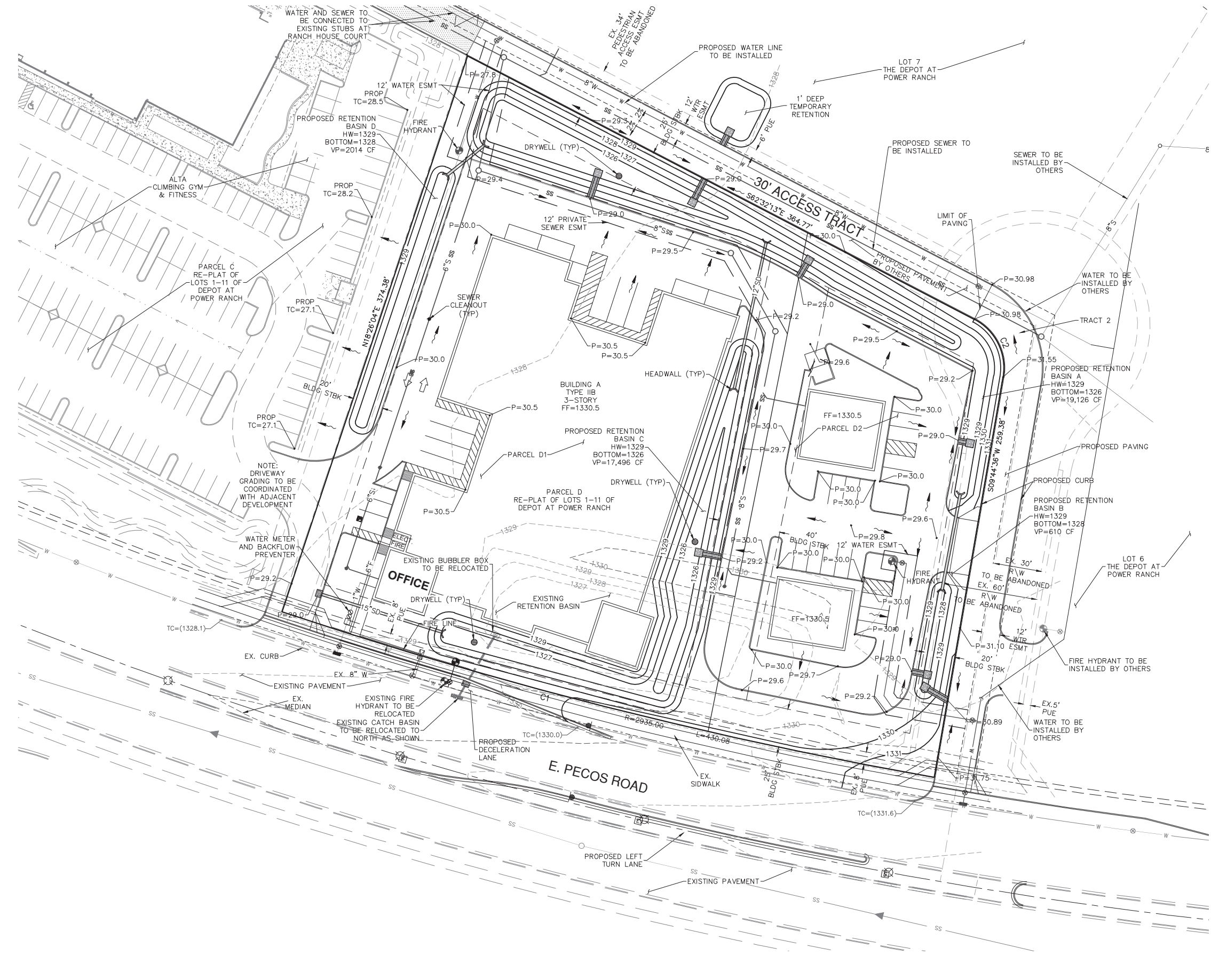
Project Name

Landscape
Details and
Specifications

Date Comment

Project Number
Date 06/02/2020
Drawn By CMR
Checked By RM

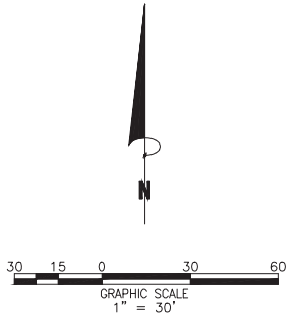
LP-3

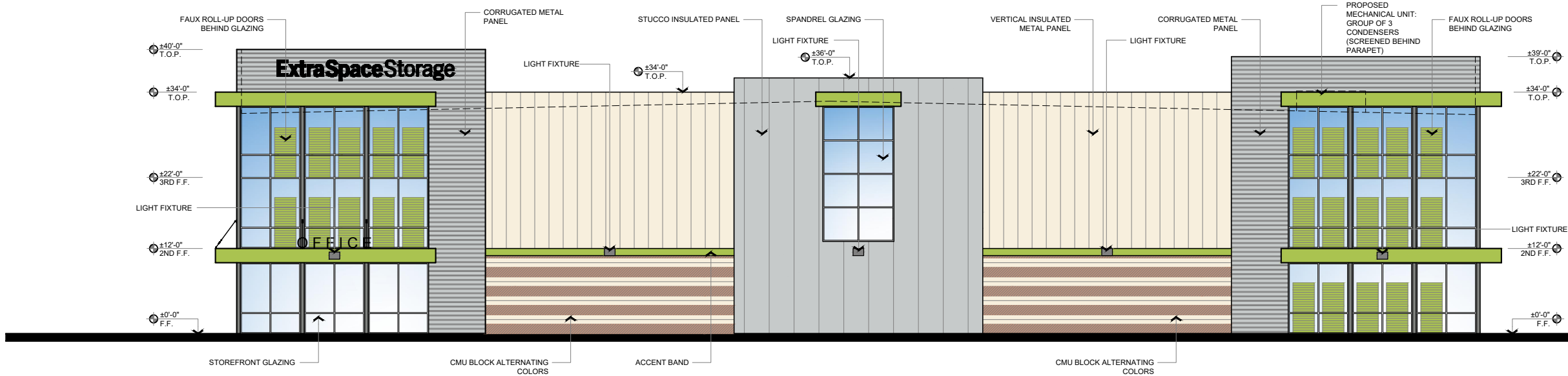


RETENTION CALCULATIONS

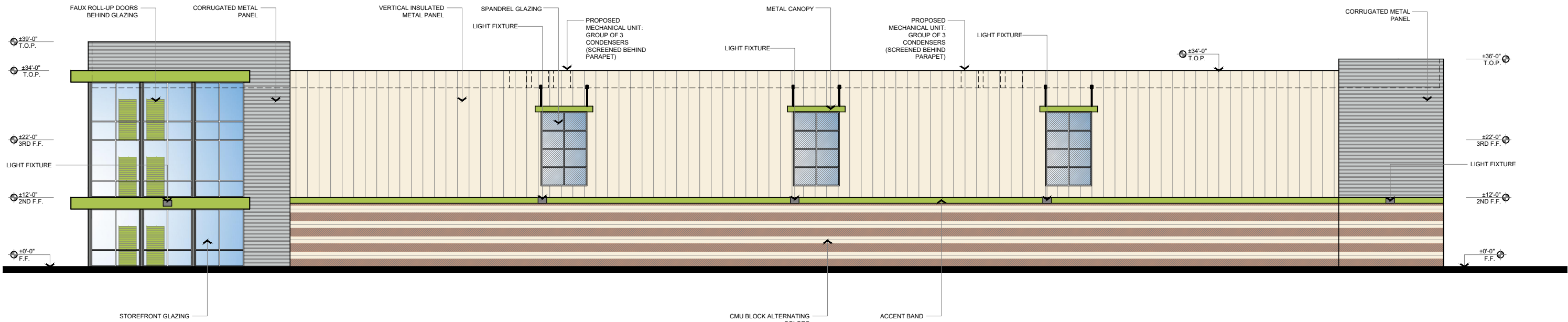
$V_{ret} = 3.0 / 12 (A) (C)$
 $= (.025)(172,848)(.90)$
 $= 38,890 \text{ CF}$
 $V = 19,126 \text{ CF BASIN A}$
 610 CF BASIN B
 $17,496 \text{ CF BASIN C}$
 2014 CF BASIN D
BASINS ARE EQUALIZED
TOTAL = 39,246 CF

CENTERLINE CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	430.08'	2935.00'	8°23'45"
C2	44.15'	35.00'	72°16'49"





SOUTH ELEVATION ①
1/8" = 1'-0"



EAST ELEVATION ②
1/8" = 1'-0"

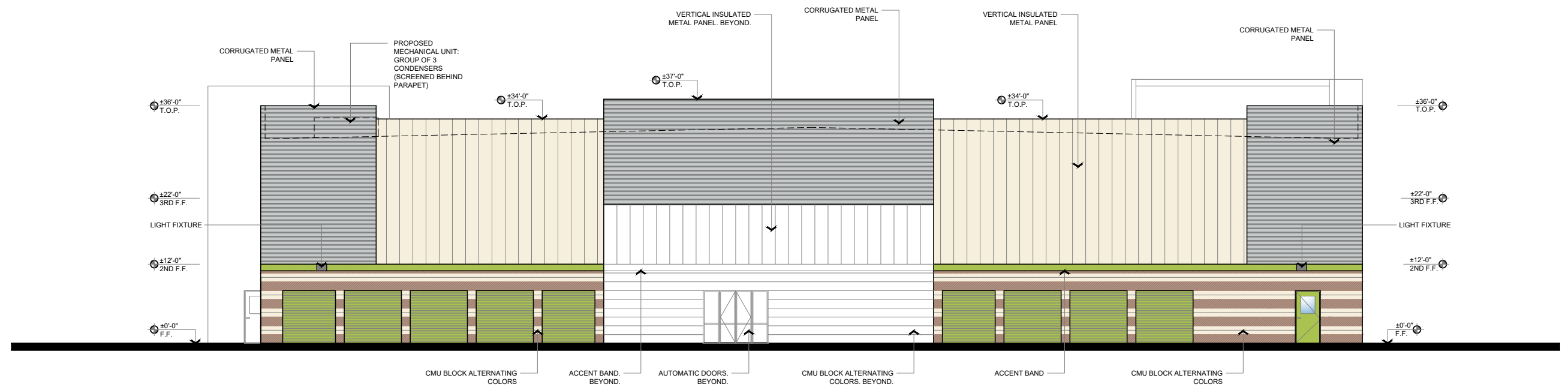
EXTRA SPACE STORAGE GILBERT, AZ

PRELIMINARY ELEVATIONS

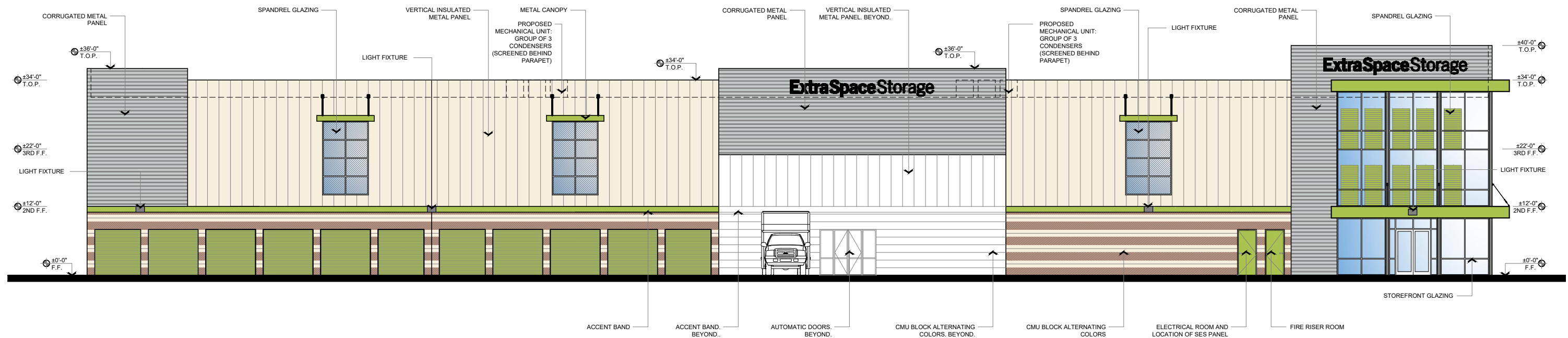
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JOB NUMBER: 19-702
SCALE: 1/8"=1'-0"
DATE: 06/02/2020

ja
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ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



NORTH ELEVATION ①
1/8" = 1'-0"



WEST ELEVATION ②
1/8" = 1'-0"

EXTRA SPACE STORAGE
GILBERT, AZ

PRELIMINARY ELEVATIONS

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PAINT
SHERWIN-WILLIAMS
COLOR: WASABI GREEN



C.M.U.
ORCO BLOCK
FINISH: SPLIT FACE
COLOR: RED BROWN
MEDIUM



METAL PANEL
MCELROY
FINISH: CORRUGATED METAL
COLOR: ASH GREY



STUCCO
KINGSPAN
FINISH: STUCCO PANEL
COLOR: DOVE GREY



C.M.U.
ORCO BLOCK
FINISH: SPLIT FACE
COLOR: SOURDOUGH
MEDIUM



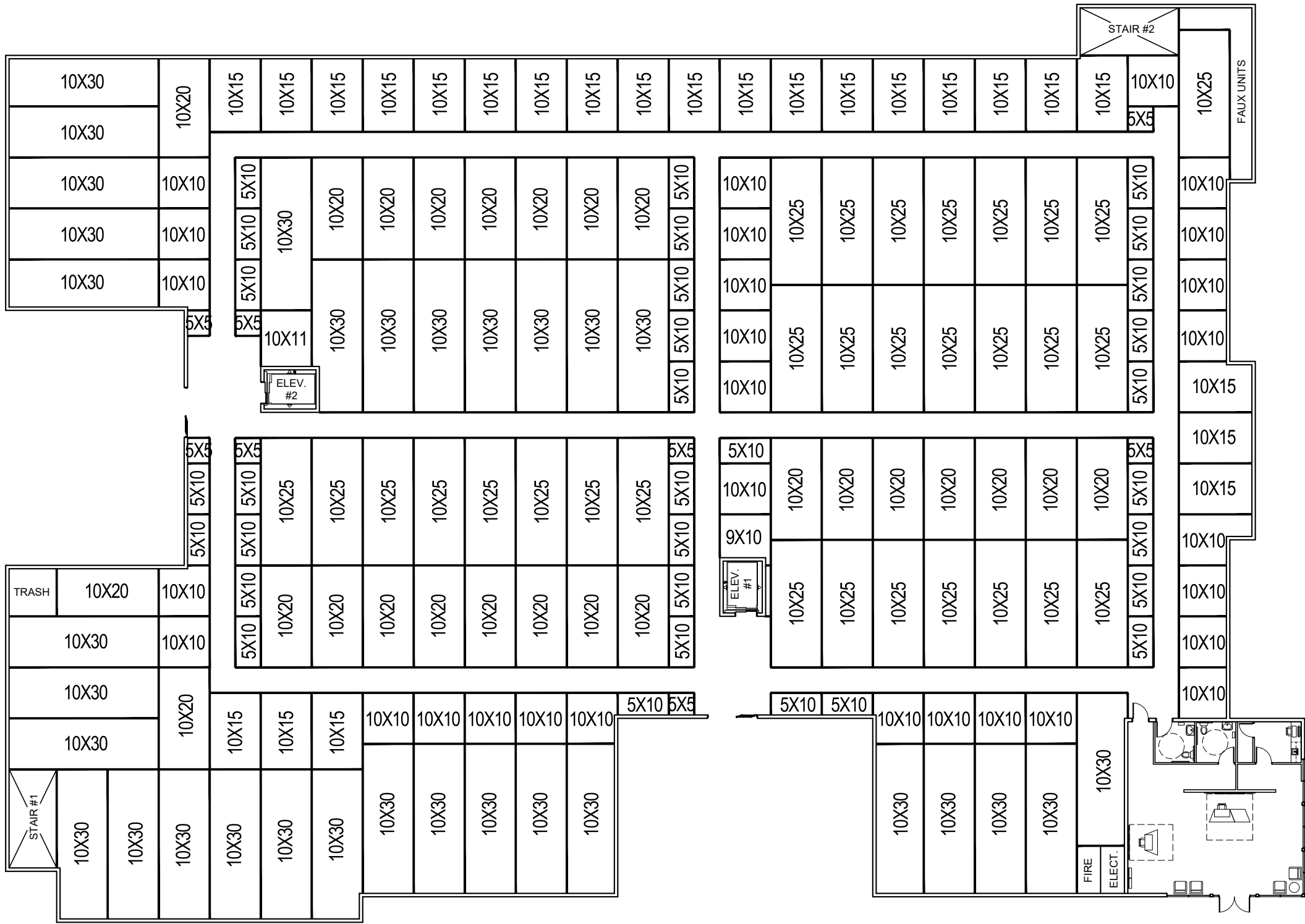
METAL PANEL
MCELROY
FINISH: INSULATED METAL PANEL
COLOR: ALMOND

DAWSON HEDGES
EXTRA SPACE STORAGE
GILBERT, AZ

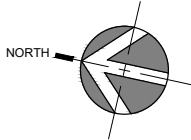
COLOR & MATERIAL BOARD

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1ST FLOOR PLAN 1
3/32" = 1'-0"



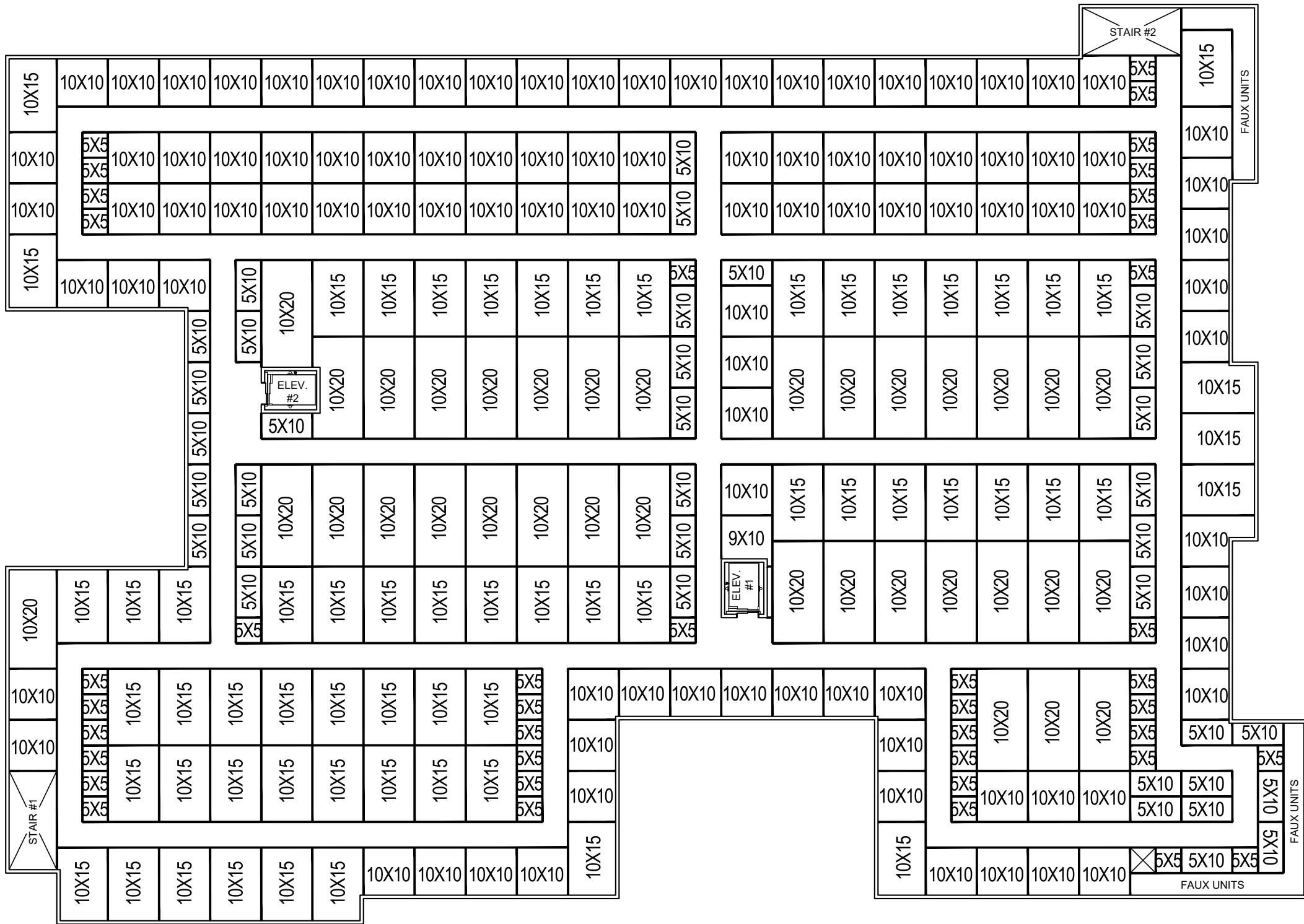
EXTRA SPACE STORAGE
GILBERT, AZ

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JOB NUMBER: 19-702
SCALE: 3/32"=1'-0"
DATE: 12/10/2019

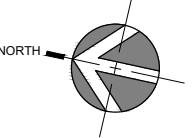
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2ND FLOOR PLAN

3/32" = 1'-0"

1



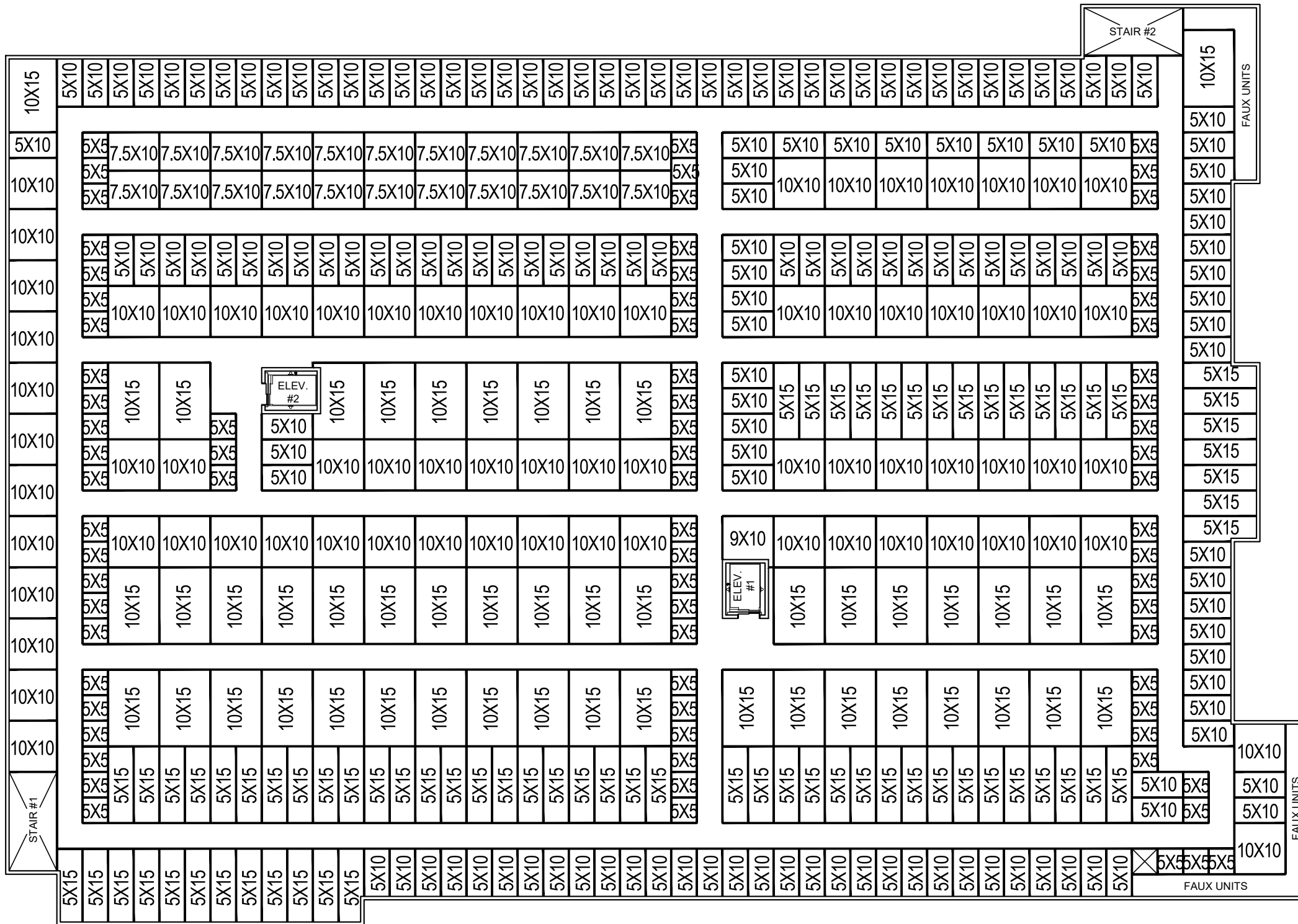
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GILBERT, AZ

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SCALE: 3/32"=1'-0"
DATE: 12/10/2019





3RD FLOOR PLAN 1
3/32" = 1'-0"

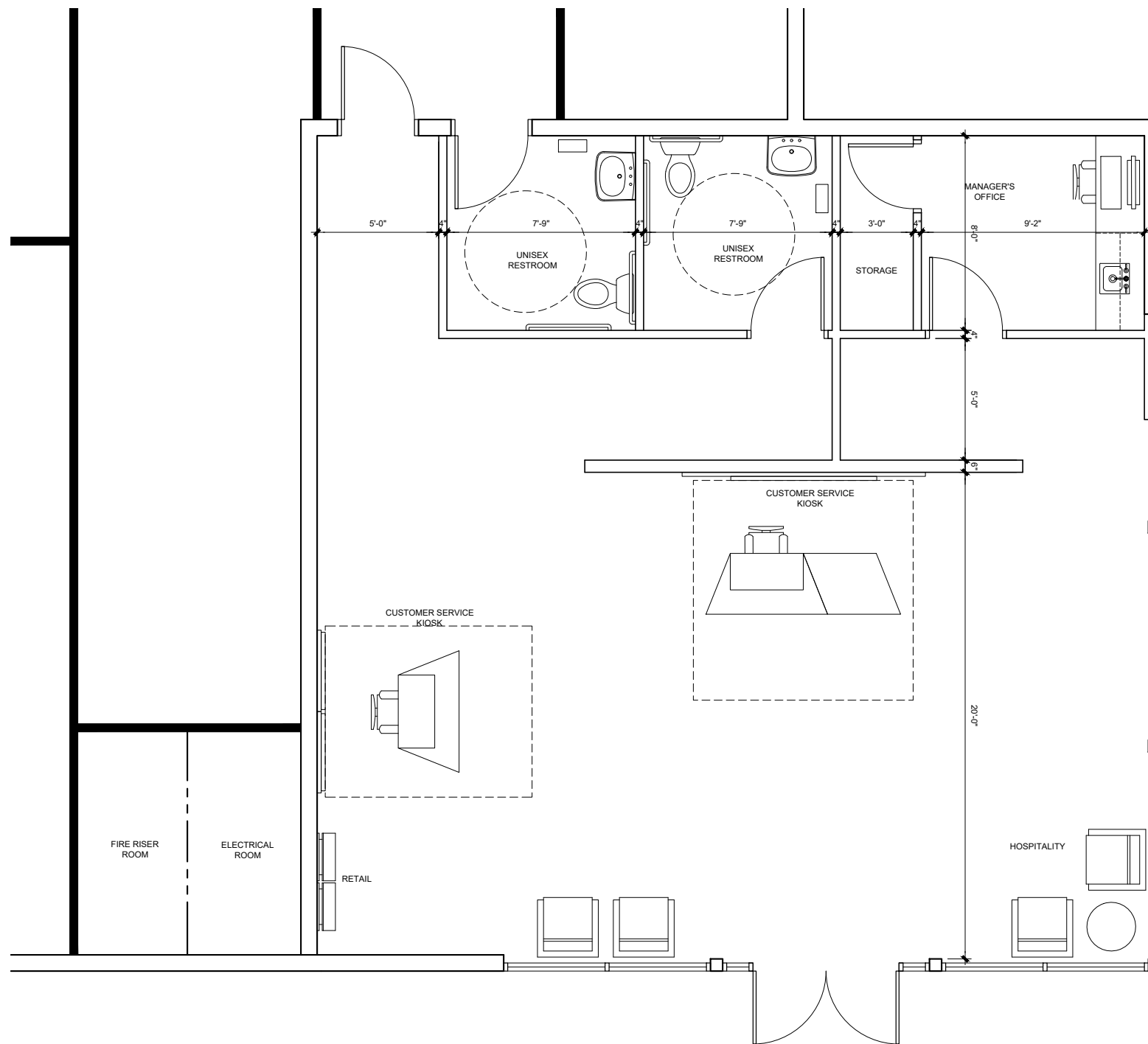
EXTRA SPACE STORAGE
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JOB NUMBER: 19-702
SCALE: 3/32"=1'-0"
DATE: 12/10/2019





OFFICE FLOOR PLAN ①
3/8" = 1'-0"

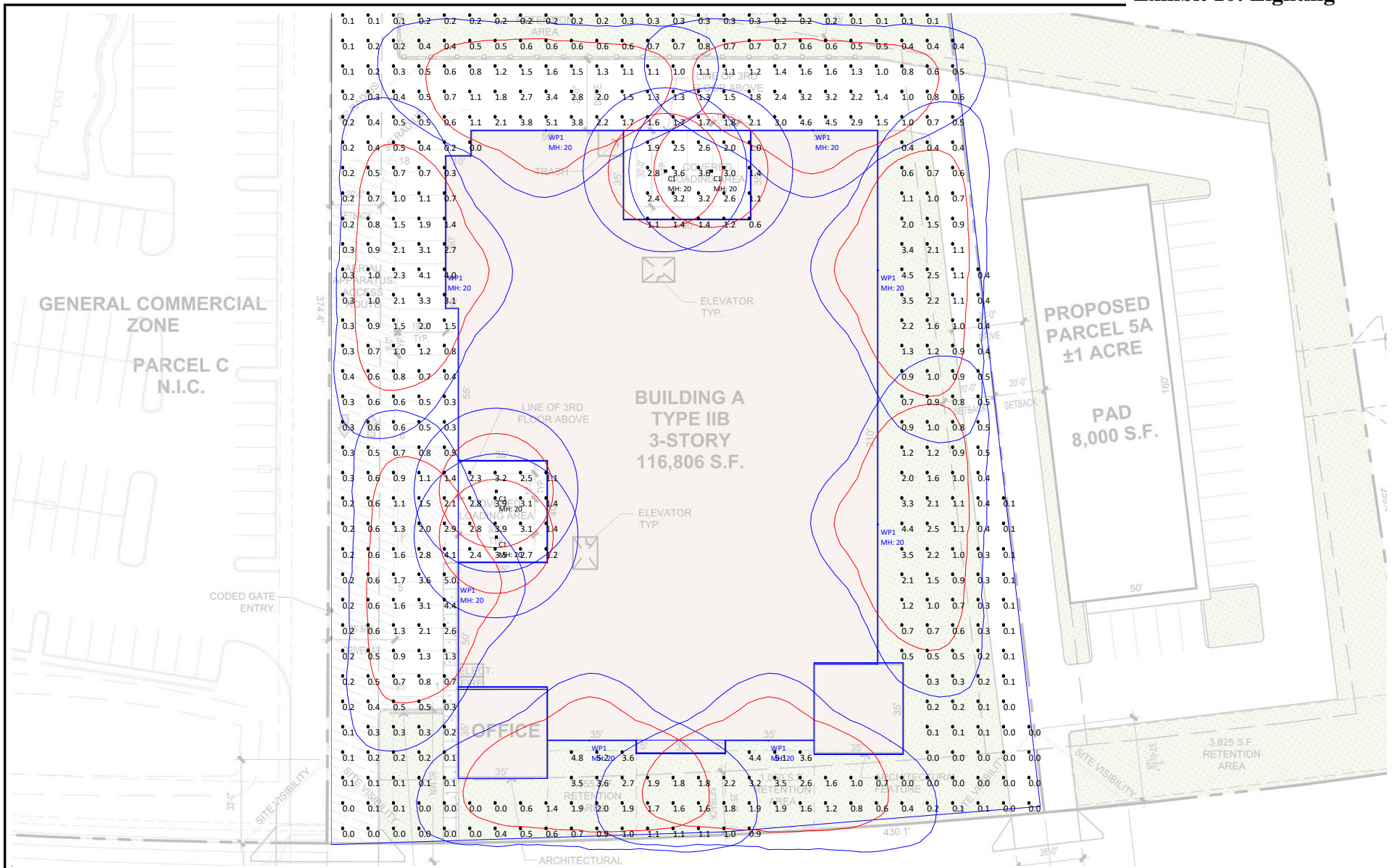
EXTRA SPACE STORAGE
GILBERT, AZ

PRELIMINARY OFFICE PLAN

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JOB NUMBER: 19-702
SCALE: 3/8"=1'-0"
DATE: 12/10/2019





All luminaires mounted @ 20 ft above finish grade. Calc Grid 10 ft X 10 ft @ finish grade. Red Lines = 0.5 Fc Blue Lines = 0.2 Fc

Guardian Storage

Gilbert, AZ

Proposed LED Site Lighting

Disclaimer:

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Drawn By:

JMG

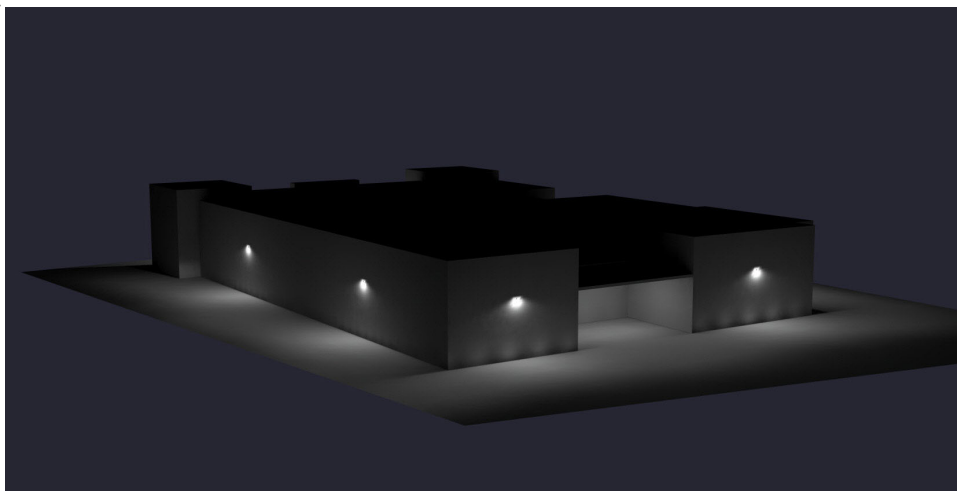
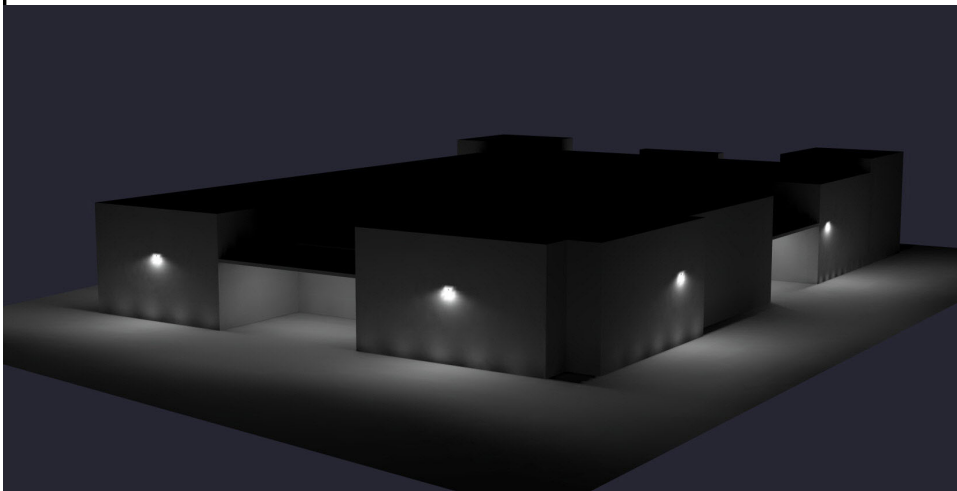
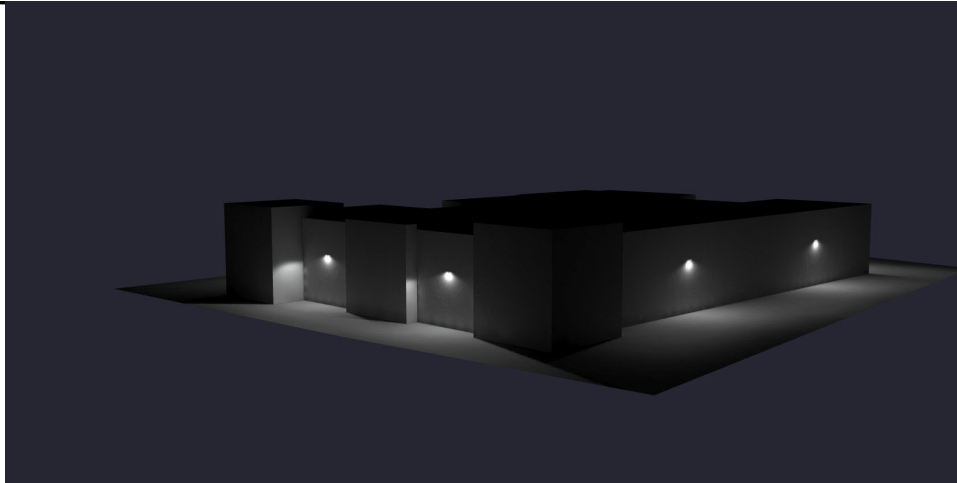
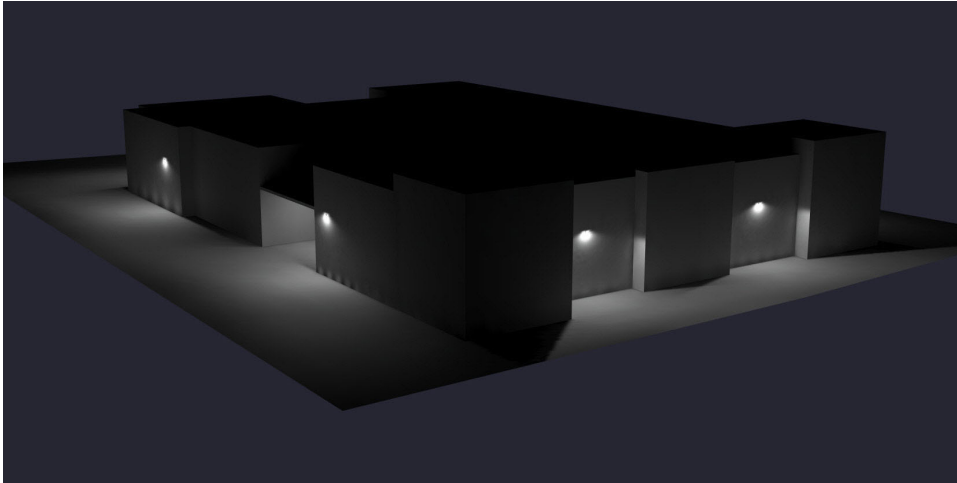
Date:

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Scale

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Page 1 of 3



Gardian Storage
Gilbert, AZ
Proposed LED Site Lighting

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

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LIGHTING • DESIGN • SERVICES

Page 2 of 3

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts
	8	WP1	SINGLE	7386	0.950	LPW-32-70-NW-G3-3	64.6	516.8
	4	C1	SINGLE	3529	0.950	CPL30AUC50B	29.38	117.52

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Finish_Grade_Planar	Illuminance	Fc	1.03	5.2	0.0	N.A.	N.A.

All values shown are horizontal footcandels (Fc) at grade.
Values do not represent obstruction from equipment, structures, or other objects.
Values do not represent contribution from daylight penetration, or other light sources.

Gardian Storage

Gilbert, AZ

Proposed LED Site Lighting

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